

**Subject:** 09/06/2016 02:30 PM - Planning and Land Use Management Committee Meeting

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TITLE: Planning and Land Use Management Committee Meeting

DATE: 09/06/2016

TIME: 02:30 PM

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## PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, September 6, 2016

BOARD OF PUBLIC WORKS EDWARD R. ROYBAL HEARING ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR  
COUNCILMEMBER MARQUEECE HARRIS-DAWSON  
COUNCILMEMBER GILBERT A. CEDILLO  
COUNCILMEMBER MITCHELL ENGLANDER  
COUNCILMEMBER FELIPE FUENTES

(Sharon Dickinson - Legislative Assistant - (213)-978-1074 or email [Sharon.Dickinson@lacity.org](mailto:Sharon.Dickinson@lacity.org))

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ITEM NO. (1)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

ITEM NO. (2)

[14-0689](#)

CONTINUED FROM 8/23/16

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 9/16/16

Communications from the Mayor and City Ethics Commission relative to the reappointment of Ms. Noramay Cadena to the North Valley Area Planning Commission for the term ending June 30, 2021.

Financial Disclosure Statement: Filed.

Community Impact Statement: None submitted.

ITEM NO. (3)

[16-0233](#)

CONTINUED FROM 6/21/16

Motion (Wesson - Bonin - Blumenfield - Ryu) relative to immediately halt/suspend the processing of liens to the City Council for final confirmation, pending further action and discussion on reforms to the current process; and report from the Department of Building and Safety regarding steps that the department can take to improve the current process for nuisance abatement and code enforcement non-compliance liens.

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (4)

[14-1325-S1](#)

CONTINUED FROM 5/31/16

Report from the Department of City Planning relative to affordable housing policy options and the feasibility of implementing a Value Capture Policy with an analysis regarding three different value capture options.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

**(This matter also referred to the Housing Committee)**

ITEM NO. (5)

[16-0422](#)

CONTINUED FROM 5/31/16

Report from the Department of City Planning relative to a System for Updating Community Plans, Batching General Plan Amendments, Environmental Impact Report Consultants, and Technology Plans.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

**DISPOSITION: REQUEST TO CONTINUE TO 9/13/16**

ITEM NO. (6)

[08-2599](#)

CD 1 TIME LIMIT 10/2/16; LAST DAY FOR COUNCIL ACTION: 9/30/16

Negative Declaration, and related California Environmental Quality Act (CEQA) findings, reports from the Mayor and the Los Angeles City Planning Commission (LACPC), Resolution relative to a proposed General Plan Amendment to the Northeast Los Angeles Community Plan Area from Public Facilities to Low Medium II Residential and Ordinance to effect a Zone Change from [Q]PF-1D to [Q]RD1.5-1D, to revise the existing zoning and land use designation for private properties at 3339, 3333, 3329 North Griffin Avenue and 3400 North Smith Avenue, subject to Conditions of Approval.

Applicant: City of Los Angeles

Case No. CPC-2016-1452-GPA-ZC

CEQA No. ENV-2016-1562-ND

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (7)

[16-0876-S2](#)

CD 4,13 TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 11/9/16

Environmental Impact Report and Errata, Environmental Clearance, Mitigation Measures, Mitigation Monitoring Program, Statement of Overriding Considerations and related California Environmental Quality Act (CEQA) findings; reports from the Mayor, the Los Angeles City Planning Commission and the Department of City Planning; Resolution relative to a General Plan Amendment from Commercial Manufacturing, Neighborhood Office Commercial, Low Medium II Residential, and Medium Residential to General Commercial (Main Lot to remain Industrial Limited Manufacturing) within the Hollywood Community Plan and Wilshire Community Plan, and amend the General Plan Generalized Land Use Map for the Community Plan area to reflect the General Commercial Land Use designation; draft Ordinance to effect a Zone Change from RD1.5-1XL, R3-1XL, R3-1, C2-1, [Q]C2-1, [Q]C2-1VL, [Q]M1-1, and [Q]M1-2D to Paramount Pictures Specific Plan (PPSP); and proposed Ordinance for a code amendment establishing the PPSP; for the proposed Paramount Pictures Master Plan (Project) consisting of improvements to Paramount Studios comprising the main studio property of approximately 56 acres (Main Lot) and six surrounding properties of approximately six acres (Ancillary Lots) which are referred together as the Project Site, including the redevelopment of portions of the Project Site with new studio-related uses, circulation improvements, parking facilities, and pedestrian-oriented landscaped areas implementing through the proposed PPSP, including a Historic Resources Preservation Plan, incorporating Sign Regulations in lieu of a proposed Sign Supplemental Use District, allowing for the construction of up to approximately 1,922,300 square feet of new stage, production office, support, office and retail uses, and the proposed demolition of approximately 536,600 square feet of stage, production office, support, office and retail uses, resulting in a net increase of approximately 1,385,700 square feet of floor area within the Project Site upon completion of the proposed Project; "Protected Trees" pursuant to Ordinance No. 177404 have been identified on the Project Site along with a haul route approval for 420,000 cubic yards of export throughout the Project build out to 2038, for the property located at 5555 Melrose Avenue.

Applicant: Sharon Keyser, Paramount Pictures Corporation

Representative: George Mihlsten, Latham and Watkins, LLP

Case No. CPC-2011-2459-GPA-ZC-SP-SN-CA

Related Case Nos. TT-71751-1A; CPC-2011-2462-DA

CEQA No. ENV-2011-2460-EIR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (8)

16-0876

CD 4,13 Environmental Impact Report and Errata, Environmental Clearance, Mitigation Measures, Mitigation Monitoring Program, Statement of Overriding Considerations and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission and proposed Ordinance relative to a Development Agreement between the City of Los Angeles and Paramount Studios Corporation related to real property in the Hollywood Community Plan located at 5555 West Melrose Avenue.

Applicant: Sharon Keyser, Paramount Pictures Corporation

Representative: George Mihlsten, Latham and Watkins, LLP

Case No. CPC-2011-2462-DA

Related Case Nos. VTT-71751-1A; VTT-71751-2A; CPC-2011-2459-GPA-ZC-SP-SN-CA

CEQA No. ENV-2011-2460-EIR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (9)

16-0771

CD 13

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 9/27/16

Environmental Impact Report, Mitigation Measures, Mitigation Monitoring Program, Statement of Overriding Considerations and related California Environmental Quality Act (CEQA) findings, request for a Street Dedication Waiver on Leland Way pursuant to the Los Angeles Municipal Code Section 12.37, report from the Los Angeles City Planning Commission and Ordinance relative to a Vesting Zone Change and Height District Change from C4-2D-SN to (T)(Q)C4-2D-SN along the Sunset frontage; from R4-2D to (T)(Q)C4-2D along Leland Way frontage; D-Limitation to allow 3.1:1 Floor Area Ratio (FAR) on the western lots (mixed-use building); and a 1.2:1 FAR on the eastern lots (Earl Carroll Theater Building), for a mixed-use development of 200 dwelling units with 5 percent (nine units) of the units restricted as Very Low Income, three of the units restricted as Workforce Housing, and 4,700 square feet of ground floor commercial area, with the construction of a new seven story, 90-foot tall building on the western portion of the project site, with parking provided within a combination of above ground and subterranean parking levels for the project, protecting and retaining the existing on-site Earl Carroll Theater Building located on the eastern portion of the project site, with the demolition of a 550 square-foot addition that currently serves as an entryway to the building from the surface parking lot along with a brick wall/wrought iron fence extension along Leland Way and a small ground mounted sign along Sunset Boulevard, for the properties located at 6220, 6224, 6230, 6234, 6242, 6248, 6254 and 6258 West Sunset Boulevard, and 6223, 6227, 6231, 6235, 6239, 6243 and 6249 West Leland Avenue, subject to modified Conditions of Approval.

Applicant: Essex Portfolio, L.P.

Representative: Sheri Bonstelle, Jeffer, Mangels, Butler and Mitchell, LLP

Case No. CPC-2014-750-VZC-HD-DB-CUB-SPP-SPR

CEQA No. ENV-2014-751-EIR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (10)

**16-0778**

CD 6

**TIME LIMIT: 9/29/16; LAST DAY FOR COUNCIL ACTION: 9/28/16**

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the North Valley Area Planning Commission and Ordinance relative to a Zone Change from RA-1 to (T)(Q)RD1.5-1, for the demolition of one existing single-family dwelling and the subsequent construction, use and maintenance of a new 14-unit apartment building, comprised of three levels of residential uses with parking on grade, on a 16,505.7 square-foot lot, with a calculated residential floor area of the proposed apartment building of 19,939 square feet, including 28 auto parking spaces, 3 short-term bicycle parking spaces and 14 long-term bicycle parking spaces, including 2,250 square feet of rear yard open space and 300 square feet of balcony areas, with the project's maximum height of 36 feet and approximately six existing, non-protected tree removal and one unit for Very Low Income Households, for the property located at 14828 West Rayen Street, subject to Conditions of Approval.

Applicant: Al Leibovic, Yaya Group XII LLC

Representative: Armin Gharai, GA Engineering, Incorporated

Case No. APCNV-2015-3821-ZC

CEQA No. ENV-2015-3822-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

**COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST WITHIN THIS COMMITTEES SUBJECT MATTER JURISDICTION**

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